

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
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Minneapolis, MN 55401



January 12, 2012

MEMO TO: Cathy Polasky, Director Economic Development
Tom Streitz, Director Housing

FROM: Chuck Lutz, Chair, Development Finance Committee *CL*

SUBJECT: Development Finance Committee Recommendations Regarding Proposals for Affordable Housing Trust Fund Loans

On January 12, 2012, the Development Finance Committee reviewed staff reports recommending a total of up to \$5,936,822 in Affordable Housing Trust Fund (AHTF) Loans for 6 projects.

The Committee made the following recommendations:

Second Street Apartments - 520 Second Street SE

Recommended approval of the AHTF loan of up to \$925,000 to develop a housing project at 520 Second Street from Second Street Holdings, LLC.

Greenway Heights - 2845 Bloomington Ave So

Recommended approval of the AHTF loan of up to \$1,050,000 for Greenway Partners, LLC Greenway Heights Family Housing affordable housing project with the notes that CPED MF staff should pay special attention to the construction interest and monitor the progress of additional funds closely. While the "up-to" amount of the award is \$1,050,000, CPED should reduce this amount proportionally as other funds are secured.

Franklin Portland South Quarter - 1900,14,20,28 Portland and 500-10, 1906-8 E. Franklin, 1919-25 5th Ave and 515 19th St So

Recommended approval of the AHTF loan of up to \$1,950,000 for the Franklin Portland South Quarter Phase IV project and debt assumption of \$1,732,944 for the Pine Cliff addition to the project from Aeon Homes and Hope Community Inc.

Currie Park

Recommended approval of the AHTF loan of up to \$1,200,000 for Currie Park Developments, LP for the Currie Park Lofts Phase 1 development.

Alliance Housing - 2600 17th Ave So

Recommended approval of the AHTF loan of up to \$356,822 and a \$30,000 non-profit administration grant for the 2600 17th Ave So project development from Alliance Housing, Inc.

Grant Street Commons Apartments - 515 E. Grant St.

Recommended approval of the AHTF loan of up to \$425,000 for the purchase and renovation of the Grant Street Commons apartment building from Community Housing Development.

cc:

Wes Butler
Kristin Guild
Irene Kasper
Tiffany Glasper

Dollie Crowther
Matt Goldstein
Cherie Shoquist
Theresa Cunningham